

103.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,545,400 /

Total Card / Total Parcel

USE VALUE:

1,545,400 /

1,545,400

ASSESSED:

1,545,400 /

1,545,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		HUTCHINSON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ASLANOBA EDA	
Owner 2: KILIC METIN	
Owner 3:	

Street 1: 82 HUTCHINSON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: OLD MIDDLESEX DEVELOPMENT LLC -	
Owner 2: -	

Street 1: 11 WOODLAWN AVE	
Twn/City: NEEDHAM	
St/Prov: MA	Cntry

Postal: 02492	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .317 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3554 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R0
LARGE LOT	100
water	
Sewer	
Electri	
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
%	Infl 2
%	Infl 3
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	13800	Sq. Ft.	Site	0	70.	0.64	4	Golf co	25	Topo	-15	620,290	620,300
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code								Land Size			66270
101								Building Value			GIS Ref
13800.000								Yard Items			GIS Ref
925,100								Land Value			Insp Date
620,300								Total Value			06/14/17
1,545,400											
Total Card											
0.317											
Total Parcel											
0.317											
Source: Market Adj Cost								Total Value per SQ unit /Card:			
434.90								/Parcel: 434.90			
Entered Lot Size											
Total Land:											
Land Unit Type:											

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 103.0-0001-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	925,100	0	13,800.	620,300	1,545,400		Year end	12/23/2021	
2021	101	FV	949,300	0	13,800.	620,300	1,569,600		Year End Roll	12/10/2020	
2020	101	FV	949,900	0	13,800.	620,300	1,570,200	1,570,200	Year End Roll	12/18/2019	
2019	101	FV	801,800	0	13,800.	620,300	1,422,100	1,422,100	Year End Roll	1/3/2019	
2018	101	FV	743,400	0	13,800.	531,700	1,275,100	1,275,100	Year End Roll	12/20/2017	
2017	101	FV	254,600	0	13,800.	496,200	750,800	750,800	Year End Roll	1/3/2017	
2016	101	FV	254,600	0	13,800.	425,300	679,900	679,900	Year End	1/4/2016	
2015	101	FV	238,600	0	13,800.	381,000	619,600	619,600	Year End Roll	12/11/2014	

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/16/2016	2036	New Buil	375,000	O				NEW SINGLE FAM HOM	6/14/2017	Measured	DGM	D Mann			
7/29/2016	1048	Foundati	15,000		7/29/2016			Foundation only fo	6/14/2017	Permit Visit	DGM	D Mann			
6/24/2016	872	Demoliti	10,000						3/15/2017	SQ Returned	EMK	Ellen K			
1/23/1999	39	Porch	4,000					PORCH TO LIVING AR	3/4/2009	Meas/Inspect	163	PATRIOT			
									2/27/2009	Measured	163	PATRIOT			
									2/18/2001	MLS	MM	Mary M			
									10/26/1999	Meas/Inspect	263	PATRIOT			
									6/28/1999		PM	Peter M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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